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December 11, 2013

Mr. Paul Kenner
RES NV TVL, LLC
2490 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

**RE: ABEYANCE - WVR-49873 (PRJ-49374) - WAIVER RELATED TO TMP-49542
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013**

Dear Mr. Kenner:

Your request for possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374], was considered by the Planning Commission on December 10, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Public Works

1. As required by Title 19.04.070.E, the private streets proposed in this subdivision shall be separated from abutting public streets by a gate per Standard Drawing #222.1.

This action by the Planning Commission on **December 10, 2013** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 23, 2013**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan
5740 South Arville Street, Suite #215
Las Vegas, Nevada 89118

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov